

Minutes of Joint Affordable Housing Committee and Fund Meeting of September 14, 2017
7:30 PM in the Municipal Building

Attendance:

Lisa Carroll	Present
Mark Cassella	Present
Tom Donohoe	Present
Nick Frascone	Present
Christina Griffin	Present
David Hutson	Present
James Keaney	Present
Bob Licht	Absent
Ira Lichtiger	Present
Arthur Riolo	Present
Elise Smith	Present
Sue Smith	Present
Patty Speranza	Present

Rose Noonan, Housing Action Council
Andrew Smith

Arthur Riolo called the meeting to order, and asked if there were any corrections or for a motion to approve the minutes of the last meeting.

David Hutson made a motion to accept the minutes, Ira Lichtiger seconded the motion. Motion passed.

Interest List

Lisa Carroll will take over Sue Smith's work on the Interest List.

Arthur introduced Andrew Smith, who has asked to join the committee and introductions were made.

Dave Hutson advised that he will be leaving the committee/fund. He is moving out of Hastings.

422 Warburton Avenue

Arthur asked if there was any update on 422. Sue advised that a dumpster was in place.

Sue has been in contact with Del who is our contact at Richmond Group.

Elise will forward the updated Interest List once it is updated.

Ira will invite Del to attend a meeting.

190 Farragut

Work has started and they found rock. They will return Monday and will move forward once the rock is removed. The estimate, once the rock is removed, is 3 months to capping and another 4 months to completion. The contractor is submitting requisitions twice a month. The architect has asked for additional funds during the construction period (due to extra work around rock removal). Rose will negotiate the amount.

The site work by Landi hasn't been expended within the County's time frame. Rose indicated we aren't alone on this and the County should work with us.

Rose suggested that we should begin marketing this property. The sale price will be about \$380,000. Current income limit is about \$89,000 for a family of 4. We discussed where Real Estate taxes are likely to be on project completion, against what we budgeted, which could impact affordability.

Following the model from 50 Washington Avenue, we can schedule a home buyers workshop and do some local outreach here. If there is time Rose may be able to get prospective buyers into a savings program with matching funds.

Buyers would need about \$19,000 down payment and closing fees.

Hastings Affordable Housing Committee will help Housing Action Council with the marketing.

Miscellaneous

Rose advised that Saw Mill Lofts rents will go up in November. The waitlist for Saw Mill Lofts is separate from our interest list. Lisa will provide information about this project into our regular form letter updating our interest list.

Arthur brought up the American Legion property and Tom Donohoe will advise when there is any new interest on their part.

Sue asked Rose where we go for new affordable housing. Rose advised that County still has funds for acquisition and infrastructure but no construction money.

Community Block Grants are available from the State for building rehab through Village application. The State has other sources available for new construction of low income housing.

Jim Keaney advised that he has the School Tax Bill for 190 Farragut. After the tax bill is paid, there will be about \$5,000 in the checking account.

Rose asked that he give her a copy of the June Village tax bill and School tax bill and she will submit them along with the insurance bill to the County for reimbursement.

Our next meeting will be October 12 at 7:30 PM.

Ira Lichtiger moved to adjourn the meeting, Tom Donohoe seconded the motion. The meeting was adjourned.